

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

422 - 426 GREAT EAST NECK ROAD

WEST BABYLON, NEW YORK

USDA COLD STORAGE INDUSTRIAL
FOR LEASE

GREAT EAST NECK ROAD

LITTLE EAST NECK ROAD

16,372 SF COLD STORAGE INDUSTRIAL & RETAIL SPACE
COLD STORAGE AVAILABLE | USDA APPROVED PROCESSING FACILITY

PROPERTY OVERVIEW

Building Size:	± 16,372 SF (Will Divide)
Site Area:	± 1.81 Acres
Building 1:	± 9,880 SF Cold Storage
Building 2:	± 6,672 SF Cold Storage ± 936 SF Retail Unit ± 936 SF Retail Unit
Building 3:	± 1,600 SF Cold Storage
Building 4:	± 720 SF Dry Storage
Clear Height:	15' Clear
Loading Docks:	2
Drive-Ins:	3
Parking:	58 Spaces
Zoning:	422 Great E Neck Rd: Business E 426 Great E Neck Rd: Business E/A
Sewers:	Yes
Heat:	Gas
Real Estate Taxes:	\$3.44 PSF
Lease Price:	Upon Request

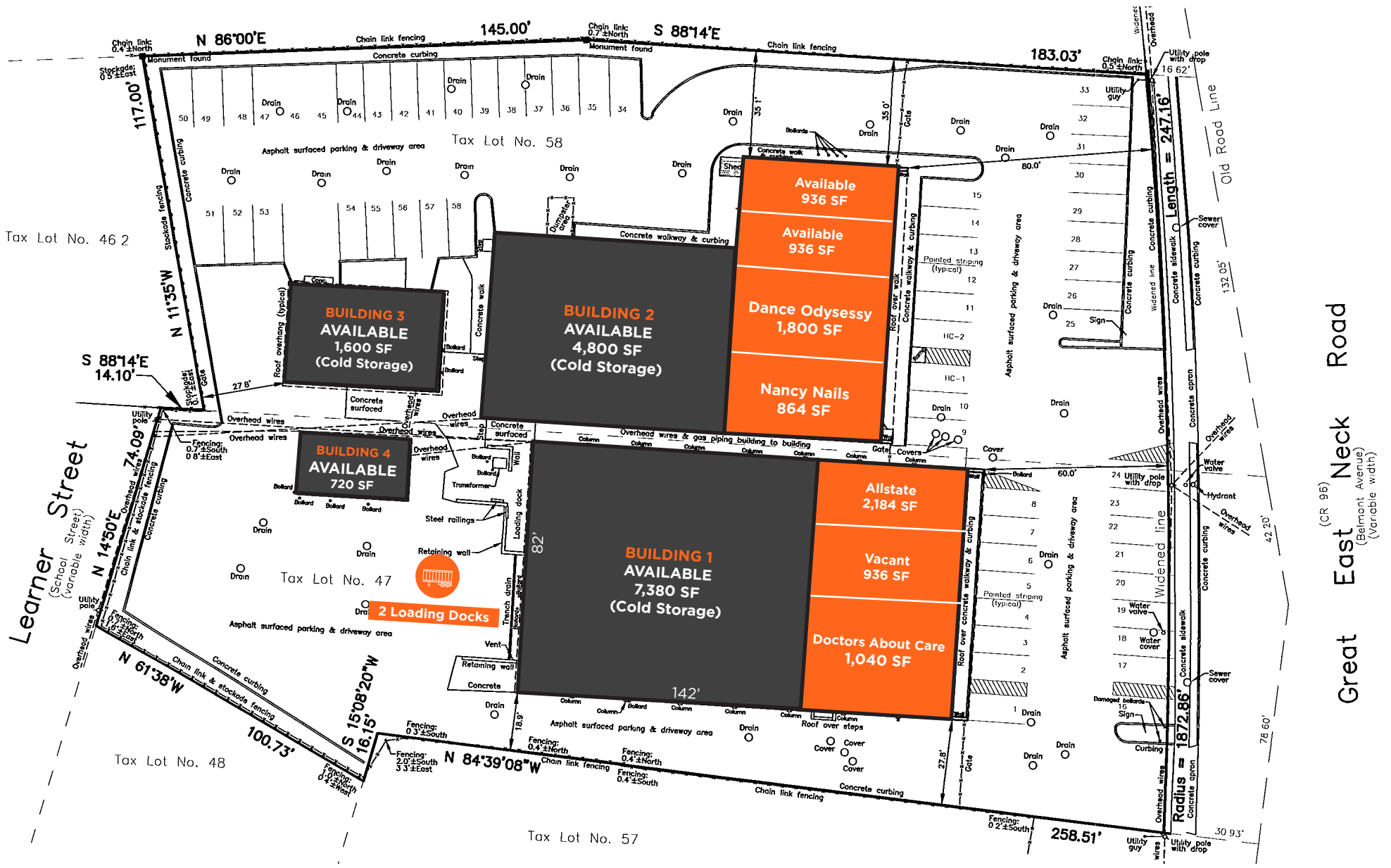
Property Highlights:

- 14,480 SF cold storage infrastructure
- USDA food processing facility
- Units separately metered gas and electric
- Ample parking

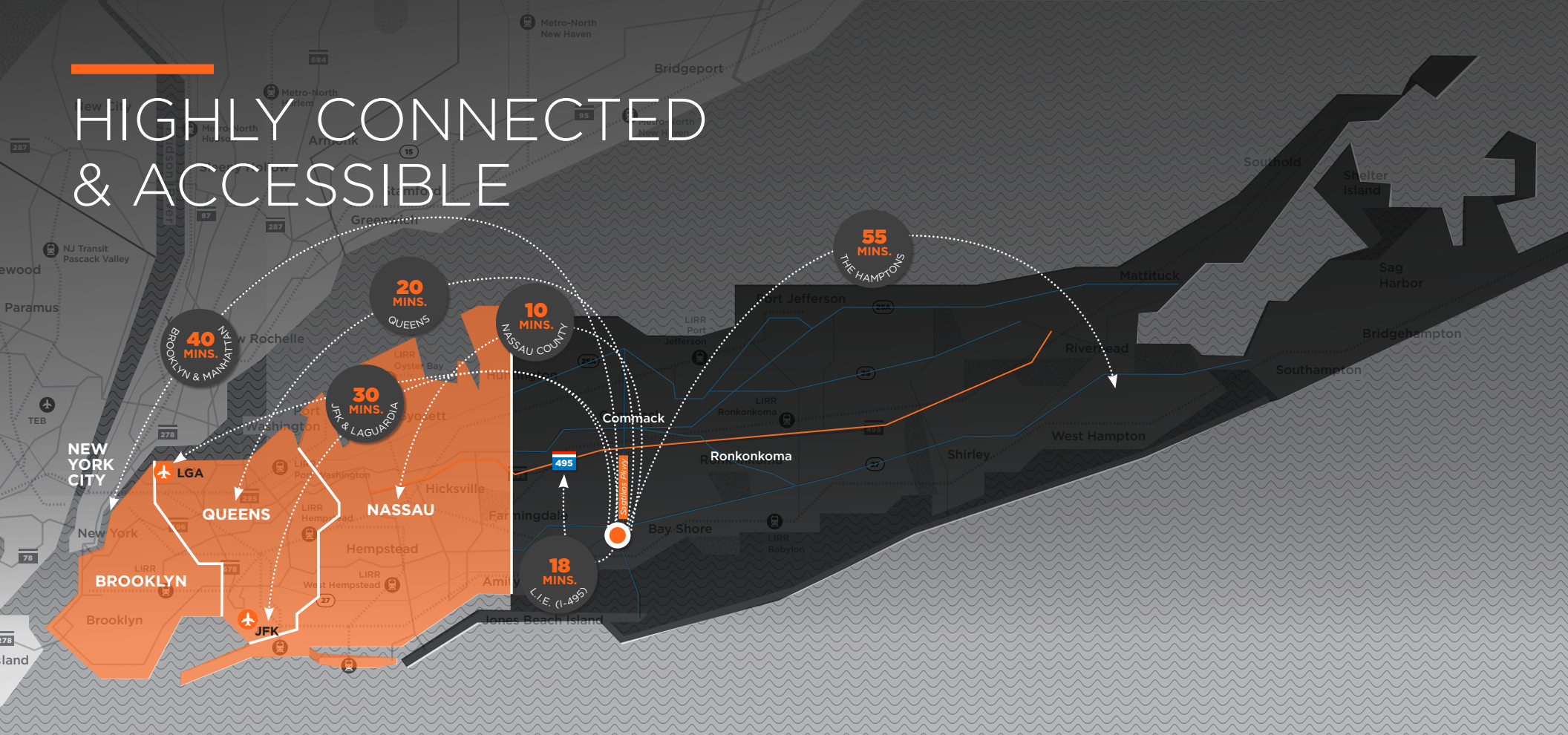


SITE PLAN

Retail
 Industrial



HIGHLY CONNECTED & ACCESSIBLE



POPULATION DENSITY / CONSUMERS

138,171

Consumers In A 5 Mile Radius

3,461

Population Density Per Sq. Mi.

\$134,663

AHHI In 5 Mile Radius



Western Suffolk County
Location Easily Accessible
To The Long Island
Expressway, Republic
Airport, And Queens Border



6.5 Miles From The Long
Island Expressway Exit 51



272,311 Residents Within A
5-Mile Radius And An AHHI
Of \$134,663



3.51 Miles from Republic
Airport

DRIVE DISTANCE POPULATIONS

135,935 | 3 Miles

272,311 | 5 Miles



FOR MORE INFORMATION, CONTACT:

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